

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MOULTON RD, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	2
Owner 1:	BLANDON MERCEDES &			
Owner 2:	MORENO ANDREW			
Owner 3:				
Street 1:	18 MOULTON ROAD UNIT 2			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476	Type:		

## PREVIOUS OWNER

Owner 1:	De ERKENEZ ANDREA C & -		
Owner 2:	ORTIZ DANIEL F -		
Street 1:	18 MOULTON ROAD UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Aluminum Exterior and 2390 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	623,000			623,000
Total Card	0.000	623,000			623,000
Total Parcel	0.000	623,000			623,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		260.67	/Parcel: 260.6

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	613,200	0	.		613,200	613,200	Year End Roll	12/18/2019
2019	102	FV	527,800	0	.		527,800	527,800	Year End Roll	1/3/2019
2018	102	FV	465,300	0	.		465,300	465,300	Year End Roll	12/20/2017
2017	102	FV	423,100	0	.		423,100	423,100	Year End Roll	1/3/2017
2016	102	FV	423,100	0	.		423,100	423,100	Year End	1/4/2016
2015	102	FV	390,000	0	.		390,000	390,000	Year End Roll	12/11/2014
2014	102	FV	371,600	0	.		371,600	371,600	Year End Roll	12/16/2013
2013	102	FV	371,600	0	.		371,600	371,600		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
			G6	1.		
Spl Credit				Total:		

april 2021

APPAISED:	623,000 /	623,000
USE VALUE:	623,000 /	623,000
ASSESSED:	623,000 /	623,000



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	82403
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!15025!

## PRINT

Date	Time
12/11/20	04:47:36

**LAST REV**

Date	Time
11/18/19	10:38:23

danam
15025

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	1 - Concrete			
Frame:	1 - Wood			
Prime Wall:	3 - Aluminum			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	GRAY			
View / Desir:				

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average			
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES			
Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	60.00000000
Name:	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB					

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	AV - Average	31. %
Functional:		
Economic:		
Special:		
Override:		
	Total:	31. %

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.08933043
Const Adj.:	0.98990101
Adj \$ / SQ:	318.107
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	902854
Depreciation:	279885
Depreciated Total:	622969

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	2004

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N      Total Yard Items:      Total Special Features:      Total:

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,390	318.110	760,270
Net Sketched Area:		2,390	Total:	760,270
Size Ad	2390	Gross Are	2390	FinArea

### SUB AREA DETAIL

[illegible]

**IMAGE**

